

Development Team

Developer:

Dickinson Development Corporation
1266 Furnace Brook Parkway
Quincy, MA 02169
(617) 770-1955
Contact: Mark C. Dickinson

Co-Developer:

Home Depot U.S.A. Inc.
15 Dan Road
Canton, MA 02021
(617) 830-0492
Contact: John Tascione

Construction Project Manager:

The Pinnacle Companies
101 Campanelli Drive
Braintree, MA 02184
(617) 770-7700
Contact: William G. O'Brien

Environmental/Geotechnical Services:

Haley & Aldrich, Inc.
465 Medford Street
Suite 2200
Boston, MA 02129
(617) 886-7400
Contact: Paul P. Ozarowski, P.E.

Civil Engineering/Permitting:

Vanasse Hangen Brustlin, Inc.
101 Walnut Street
Watertown, MA 02471
(617) 924-1770
Contact: William J. Roache, P.E.

Landfill Closure Contractor/Site Contractor:

D.W. White Construction Company
867 Middle Street
Acushnet, MA 02743
(508) 763-8868
Contact: Mark White

QUALIFICATIONS AND EXPERIENCE

Developer: Dickinson Development Corp.
1266 Furnace Brook Parkway
Quincy, MA 02169
Phone: 617-770-1955
Fax: 617-770-1630
Mark C. Dickinson - Principal

Company Background

Dickinson Development Corporation is a commercial real estate development and project management consulting firm located in Quincy, Massachusetts with a regional office in Orlando, Florida. The firm was founded in 1980 by Mark C. Dickinson who has twenty five years of experience in the real estate development business. Dickinson Development's headquarters are located at 1266 Furnace Brook Parkway in Quincy, the former Willard School Building which the company sensitively and successfully redeveloped into a first class office building in 1984.

Dickinson Development is a full-service development firm comprised of development, construction, leasing, and property management professionals. Dickinson Development has a reputation for integrity and skill in the real estate development business, and has built numerous innovative commercial properties including urban high-rise office buildings, suburban office buildings, mixed-use retail/office properties, neighborhood retail centers, industrial properties, and build-to-suit projects. The company has built in excess of 1.5 million square feet of commercial in the last seventeen years. On each of these projects, Dickinson Development has served as developer for its own account or others, overseeing all aspects of the development process from initial site acquisition through construction administration and property management.

Relevant Skills and Experience

Dickinson Development Corporation has the qualifications and experience necessary to meet the Acton Business Center selection criteria as outlined in the RFP. Dickinson Development has developed numerous high quality office, retail, and other commercial projects since its inception in 1980. Its credentials include a successful track record in the following important tasks:

- negotiating scores of site acquisitions on behalf of its own, and clients', accounts
- coordinating large, multi-disciplinary teams of professionals
- collaborating with municipalities, public/private entities and other third party clients in accomplishing joint development goals
- creatively financing large-scale, urban projects
- working cooperatively with neighborhood and community-based groups and individuals
- securing local zoning approvals for numerous projects

- developing architecturally attractive buildings which are sensitive to site concept, municipal/civic objectives, and tenant needs
- ensuring that large-scale construction projects are completed on time and within budget
- providing state of the art financial reporting and property management services for our own and other accounts

Description of Relevant Projects

Dickinson Development has developed properties primarily for its own account yet has also compiled a significant portfolio of development management projects with third - party entities including municipalities, private corporations, financial institutions, pension fund advisors, and others.

Dickinson Development was selected by the Town of Reading to develop the Town's former landfill into Walkers Brook Crossing, a 495,000 square foot retail center including a Home Depot, Jordan's Furniture, Staples, Linen's 'N' Things, and Macaroni Grill. Phase I of the project opened in the Fall of 2004, with Phase II scheduled to open this Summer of 2005.

In partnership with the City of Quincy, Dickinson Development developed 200 Newport Avenue, a 150,000 square foot, eight-story office building in North Quincy. This was a unique and complicated project involving the sub-leasing of air rights to Dickinson by the City who had acquired them from the MBTA at the North Quincy MBTA station. Later that year, Dickinson Development sold the building to State Street Bank. With this UDAG-assisted transaction, the City of Quincy, which had made no cash investment in the project, received \$2,000,000 profit from Dickinson Development. 200 Newport Avenue was truly an example of successful "public/private partnership". A selection of current and recent development assignments are included in our brochure.

Co-Developer: Home Depot U.S.A., Inc.
15 Dan Road,
Canton, MA 02021
Phone (617) 830-0492
Contact: John Tascione, Director of Real Estate, New England

Company Background:

The Home Depot was founded in 1978 in Atlanta, Georgia and has become the world's largest home improvement retailer operating more than 1,800 stores across North America including Canada and Mexico. Home Depot is the fastest growing retailer in United States history and was the first to reach \$30 billion, then \$40 billion and now \$60 billion in sales. The Company currently employs over 300,000 associates and over 22,000,000 people visit Home Depot stores every week.

From its beginning, Home Depot elected to self develop its stores and as a result owns the majority of its locations. In 1988, the Company expanded into the northeast market, opening stores in the New York and Boston metropolitan areas. In 1989, the Company officially established its Northeast Division with offices in South Plainfield, New Jersey. Currently Home Depot operates 145 retail stores in the Northern Division-New England Region, of which 39 are in Massachusetts.

Relevant Skills and Experience:

Expansion into markets such as the Northeast required the Company to consider the redevelopment of property that may have had a history of non-retail uses. As a direct result, Home Depot has been involved with a number of public/private partnerships, and brownfield projects, resulting in the construction of Home Depot retail stores with benefits to local governments. Examples of successful public/private partnerships in the Northeast include; the redevelopment of the New Rochelle, NY incinerator site, the redevelopment of the USEPA Raybestos Superfund site in Stratford, CT, and the recent redevelopment of the municipal landfill in Reading, MA.

In addition to successful public private partnerships, Home Depot has also been involved with the redevelopment of a number of "brownfields projects". Examples in New England include; the redevelopment of the Monsanto Company property in Everett, MA, redevelopment of the Black & Decker property in Derby, CT, development of the former Raytheon facility in Quincy, MA, and redevelopment of the former Tinkerman's Garage Superfund site in Londonderry, NH.

In addition to its work in the Northeast, Home Depot has also been involved with numerous brownfield projects in Pennsylvania, New York, New Jersey, Chicago, Michigan, Wisconsin, Texas, Florida, New Mexico, California, Hawaii, and other states.

Description of Relevant Projects:

Home Depot has a history, and significant experience, with the redevelopment of former landfills. The Company has developed stores on landfills in Evanston, IL, Delafield, WI, Southfield, MI, Orange, CT, and Reading, MA. The redevelopment of the Reading, landfill is worth noting due to its recent completion and similarities to the Acton project. The Reading project required significant participation and cooperation among public entities including the Massachusetts DEP, MassBusiness (the Reading project qualified for the Brownfields Redevelopment Access to Capital Program), the Massachusetts DOT, and the City of Reading, and the private development team. The same development team relied on for the successful project in Reading will be used for the Acton project.

PROJECT TEAM CONSULTANTS

Dickinson Development has assembled a multi-disciplined team of experienced professionals to assist with the development of Acton Business Center. Each team member was selected for its depth and breadth of experience, particularly selecting consultants and contractors who have firsthand knowledge of the particulars of the Acton former landfill or have experience in similar type projects.

Listed below are brief qualifications for each of the team members:

OWNERS CONSTRUCTION MANAGER

Pinncon, LLC
101 Campanelli Drive
Braintree, MA 02184
Contact: William G. O'Brien Phone: (617) 770-7700

Pinncon, LLC of Braintree, Massachusetts is a full service construction company offering a full range of construction management services. What sets them apart from many other construction companies on the East Coast is their ability to provide construction services that save the customer significant time and money and result in a better quality project. Through detailed analysis, planning and supervision, Pinncon anticipates issues before they become costly, time consuming problems.

Pinncon, LLC has the in-house professional staff and experienced construction team to plan, execute, and oversee every step of the project, from preparing construction estimates for budgets, securing and analyzing subcontractor bids, preparing overall construction schedules, to coordination with other project team members, which may include Owner's, Owner's Representatives, Architects, and Engineers.

LANDFILL CLOSURE ENGINEER GEOTECHNICAL ENGINEER

Haley & Aldrich, Inc.
465 Medford Street, Suite 2200
Boston, MA 02129
Contact: Paul P. Ozarowski, P.E., LSP Phone#: (617) 886-7400

Haley & Aldrich, Inc. has nearly 50 years of national experience in geotechnical engineering and environmental consulting on thousands of development projects. They will provide Landfill Closure and Geotechnical Engineering services for the project. Their understanding of construction involving waste materials and creative approaches to integrating developments with landfill closure has resulted in the successful redevelopment of solid waste landfills for retail and office buildings, museums, schools,

athletic fields and parks. Some of their recent experience that is directly applicable to the redevelopment of the Acton Landfill includes:

- Walkers Brook Crossing (former Reading Landfill, 2000 to present), where Haley & Aldrich's geotechnical and landfill closure design expertise has been a key force in the most complex and significant landfill redevelopment project in New England to date. Haley & Aldrich designed ground improvements, the landfill cap, building foundations, gas protection for buildings, and mechanically-stabilized fill walls using MSW in the reinforced zones, and was the primary force for landfill closure and reuse permitting. The resulting design successfully integrated the landfill reuse and closure while protecting public health, safety, welfare and the environment.
- The University of Massachusetts New Campus Center (former City of Boston dump at Columbia Point, 1998-2004), where Haley & Aldrich provided geotechnical engineering for site development and building foundations, as well as systems for protection of the building against landfill gas intrusion and continuous gas venting. Haley & Aldrich also prepared the comprehensive landfill reuse permit application, and was the primary DEP liaison for this landfill reuse construction.

Their combined technical expertise in geo-environmental engineering, behavior and construction in solid waste, and permitting experience for landfill closure and reuse in Massachusetts, makes them uniquely qualified to address these challenges for the Acton Landfill closure and redevelopment.

LAND PLANNING
CIVIL ENGINEER
TRAFFIC ENGINEER
WETLANDS SCIENTIST

Vanasse Hangen Brustlin, Inc.

101 Walnut Street

Watertown, MA 02172

Contact: William J. Roache, P.E.

Phone: (617) 924-1770

Vanasse Hangen Brustlin, Inc. (VHB) has developed an integrated sector engineering practice that combines the development of public infrastructure improvements with private site development. As planners, engineers and scientists, VHB provides nationally recognized experts to plan and design mixed-use commercial, office and residential developments and integrate these developments with the regional infrastructure and environment for the benefit of the owners and the community.

With a staff of more than 650 professional engineers, planner, and scientists in 13 East Coast Offices, VHB's project experience and demonstrated abilities make them the firm of choice to execute large, complex, public/private projects in a way that exceeds expectation. Some of their recent experience that is directly applicable to the redevelopment of the Acton Landfill includes:

- Walkers Brook Crossing, Reading, Massachusetts - VHB provided survey, land planning, wetlands permitting, MEPA permitting, civil/site design and landscape architecture design services for the capping and redevelopment of the former Town of Reading landfill. VHB worked with Haley & Aldrich and other consultants to develop a cap grading plan that maintained all the solid waste on-site, provided clean corridors for utilities allowed development to occur above the cap. This design satisfied DEP that the integrated cap and development would meet their requirements landfill capping requirements. In addition, VHB worked with Dickinson Development to help the Town of Reading secure a \$1,800,000 Public Works Economic Development (PWED) grant to provide the necessary roadway improvements to accommodate the development and enhance the redevelopment potential for the areas surrounding the landfill. VHB designed and permitted the area roadway improvements and provided full-time construction inspection services.
- Former Industri-Plex Superfund Site, Woburn, Massachusetts – VHB was instrumental in bringing together a diverse group of local, state and private stakeholders and in developing a conceptual framework for reuse of the site. VHB's involvement continued through design, permitting and construction of the office and retail developments. an integral team member in bring to fruition a redevelopment of the former superfund site. VHB designed and permitting much of the office and retail development, as well as, the regional transportation center. VHB also designed and permitted the new interchange from Interstate 93 that services the Regional Transportation Center (RTC) and new developments, including the award-winning fly-over bridges. VHB worked closely with the environmental/geotechnical engineer to redesign the cap for the waste site, providing clean corridors and proper drainage to allow construction of the RTC. The successful completion of this project caused the area to experience a transformation from one of the most challenging superfund sites in the country to a thriving hub of commercial, office and transit development.

LANDFILL CLOSURE CONTRACTOR
SITE CONTRACTOR
OFF-SITE CONTRACTOR

D.W. White Construction Co.
867 Middle Street
Acushnet, MA 02743

D.W. White Construction Co. is a union site contractor with extensive experience in landfill closures, retail site development and roadway improvements.

Dickinson Development, having been involved in several complex site development projects with D.W. White, sought to bring their experience and expertise to this project.

Various representative projects completed by D.W. White include:

- Walkers Brook Crossing, Reading, MA – Engineer: Haley & Aldrich
- Town of Dartmouth Landfill Closure – Engineer: Camp, Dresser & McKee
- Crapo Hill - New Bedford/Dartmouth Landfill Closure - Engineer: Camp, Dresser and McKee
- SeMass Partnership/Carver Landfill Closure - Engineer: Smith & Maloney
- Rt 119 Reconstruction, Littleton, MA - Owner: Massachusetts Highway Department
- Shopping Center, Bellingham, MA - Owner: Boylston Construction
- Shaws Supermarket, Quincy, MA - Owner: Shaw's Supermarket